

VIEW SOLICITATION

General Information

Solicitation Number: W912DR-07-S-0002

Restrictions:

Title: National Geospatial Intelligence Agency New Campus East at Fort Belvoir

Location: Ft. Belvoir, Virginia

Issue Date: ~~4 November 2006~~ REISSUED: 20 February 2007

Closing Date: ~~20 November 2006, 1630 hrs~~ 26 February 2007

Contracting POC: [Famane Brown](#)

Synopsis: This is a SPECIAL NOTICE for informational purposes only. THIS IS NOT A REQUEST FOR PROPOSALS, QUOTATIONS OR BIDS.

Reference previous Sources Sought Notice, W912DR-07-S-0002, concerning a proposed solicitation for construction of the National Geospatial Intelligence Agency New Campus East, to be tentatively located at Engineer Proving Ground, Fort Belvoir, Virginia.

The U.S. Army Corps of Engineers, Baltimore District, invites potential offerors interested in the proposed solicitation to attend an information session at which the elements of the draft schematic design for the proposed campus will be presented. These documents will provide offerors with some insight into the technical package that will be provided in the proposed RFP and upon which price proposals will be based. The government invites comments from potential offerors on the information to be presented. Comments may be provided either at the conference, or within 7 business days after the conference (3/14/2007). The Government will consider these comments as it develops a formal solicitation, currently scheduled for release in April 2007. The information to be presented will not be distributed by any means other than display at the conference. Cameras are not permitted at the conference.

The information session will be held at 10 AM on Monday, March 5, 2007 at Fort Belvoir, Virginia. Offerors interested in attending must make arrangements with the Point of Contact named below. Offerors are requested to limit attendance to 3 people per organization.

Responses to this SPECIAL NOTICE will be used by the Government to make appropriate acquisition decisions. After review of the responses to this announcement, if the Government still plans to proceed with the acquisitions, solicitation announcements will be published in the Federal Business Opportunity for the respective projects.

NO SOLICITATION IS CURRENTLY AVAILABLE. All interested offerors will have the opportunity to respond to solicitation announcements at a later time. This notice is to assist the Baltimore District, Corps of Engineers in determining potential sources and to obtain industry comment on a proposed solicitation. This sources sought announcement is not to be construed as a commitment by the Government, nor will the Government pay for the information solicited.

Point of Contact Offerors interested in attending the information session must register via email to famane.c.brown@usace.army.mil. Registration requests must be received no later than 4:30 p.m. eastern standard time on Monday, February 26, 2007 NO APPOINTMENTS OR TELEPHONE CALLS WILL BE ACCEPTED.

Upon receipt of registration request, offerors will be informed of the location of the information session and provided further instructions. Responses to the source sought (posted in 2006) inquires will be published no later than March 1, 2007.

PREVIOUS NOTICE BELOW:

This is a Sources Sought Notice / Draft Request for Proposals is for informational purposes only. THIS IS NOT A REQUEST FOR PROPOSALS, QUOTATIONS OR BIDS.

The U.S. Army Corps of Engineers, Baltimore District, requests comments concerning its proposed plan for contracting the construction of the National Geospatial Intelligence Agency New Campus East, to be tentatively located at Engineer Proving Ground, Fort Belvoir, Virginia. The government will consider these comments and plans to issue a formal solicitation in the winter of 2006/2007.

Responses to this sources sought announcement will be used by the Government to make appropriate acquisition decisions. After review of the responses to this announcement, if the Government still plans to proceed with the acquisitions, and after HQUSACE approval of the associated acquisition strategy (IDDB), a solicitation announcement will be published in the Federal Business Opportunity for the respective projects.

NO SOLICITATION IS CURRENTLY AVAILABLE.

All interested offerors will have the opportunity to respond to solicitation announcements at a later time. This notice is to assist the Baltimore District, Corps of Engineers in determining potential sources and to obtain industry comment on a proposed draft Request for Proposals. This sources sought announcement is not to be construed as a commitment by the Government, nor will the Government pay for the information solicited. Point of Contact Comments are to be sent either via email to famane.c.brown@usace.army.mil or by hard copy to U.S. Army Corps of Engineers, 10 S. Howard Street, Suite 7000, Baltimore MD 21201-1715 no later than 4:30 p.m. eastern standard time November 20th, 2006.

NO APPOINTMENTS OR TELEPHONE CALLS WILL BE ACCEPTED.

Project Description

This is a BRAC 2005 action. The National Geospatial-Intelligence Agency (NGA) plans to consolidate operations from its current locations throughout the National Capital Region (NCR) to a stand-alone campus (East Campus) tentatively planned to be located at Engineer Proving Ground, Fort Belvoir, Virginia. The NGA Campus must accommodate phased occupancy with an eventual goal to accommodate a total of approximately 2,419,000 gross square feet (gsf) of development on a site of approximately 200 acres at of the Engineer Proving Ground of Ft. Belvoir. The facility is in the early stages of design.

Development may include: Office and Amenity Spaces - 1,500,000 gsf; Data Center with stand-alone Central Utility Plant - 180,000 gsf; Central Utility Plant 50,000 gsf; 10 MW power generation facility; Remote Inspection Facility 40,000 gsf; Structured Parking 5,100 spaces; campus roads with a 4-lane bridge over Accotink Creek; conference facilities; access control and visitors center; and supporting utilities and infrastructure.

Construction will be incrementally funded from 2007 through 2011. Construction

and occupancy of the NGA East Campus will occur in a phased manner. The BRAC 2005 legislation requires that this action must be complete by September 15, 2011 (including construction, fit-out, and moving, and lease termination/turnover of vacated facilities). In addition, due to the need to maintain continuity of operations, NGA requires completion of the first phase by June 2009.

The first phase will include, but not be limited to, a 180,000 gross square foot data center shell, including standalone central utility plant, with fit-out completed for 22,000 square feet of this space.

The NAICS Code is 236220 with a size standard of \$31,000,000. Estimated construction cost of work under this procurement is estimated to be in excess of \$1,000,000,000. Construction is planned to begin when all required environmental approvals are received, currently expected to be summer of 2007.

The Government is proposing to utilize a two-step (FAR PART 37), best-value approach to competitively select a prime contractor. The scope of the contract will potentially include both pre-construction services during design, and construction services. In many respects, the resulting acquisition will be similar to a CM at Risk or GMP contract utilized in private sector contracting. However, the proposed contract will utilize the FAR clause 52.216-17, Incentive Price Revision Successive Targets (Oct 1997). Instructions to Respondents to this Sources Sought announcement There are four draft documents attached to this announcement:

PLEASE REQUEST BY E-MAIL FROM FAMANE C. BROWN.

Section 00010 Schedule of Supplies or Services and Prices/Costs;

Section 01010 Scope of Work;

Section 00100 Proposal Submission Requirements;

52.216-17 -- Incentive Price Revision -- Successive Targets. As prescribed in 16.406(b), insert the following clause: Incentive Price Revision -- Successive Targets (Oct 1997).

Request comments concerning the above four draft documents. It is not the government's intent to provide the complete solicitation for comment. The formal solicitation will include site master planning documents, and in step two of the two step process, schematic design documents will be issued as a basis for price proposals. Request comments on the overall contracting plan as outlined in the draft documents as well as comments on specifics of the submission requirements and other issues affecting the construction.

Also request input on the following specific issues:

- a. What benefits would the project realize by including a contract clause for economic price adjustment (In accordance with Federal Acquisition Regulation Section 16.203) in final construction contracts? What elements would this adjustment most effectively apply to?
- b. How could the government best apply incentives to this work?
- c. What issues should the government consider in phasing and contracting the construction in the most efficient manner?
- d. Assuming a 200 acre site, and assuming the majority of facilities in this development are contained in a single building with a footprint of about 1,600,000 gsf, phased fast-track construction, and phased occupancy starting in Jun 2009, what is the maximum dollar value of construction you

could complete in one year? What total duration for construction would you estimate is required to complete this effort? Assume a typical work schedule and sufficient funding.

e. What can the government do to make it easier to get:

- 1) Bonding?
- 2) Sufficient manpower on site when needed?
- 3) Sufficient material/equipment on site when needed?
- 3) Onto and off-of Engineer Proving Ground, Fort Belvoir, VA?

Comments will be shared with the government and the project design team, but otherwise will be held in strict confidence. Offerors submitting comments may also request to discuss their comments directly with the government. Discussion slots will be limited to offerors submitting comments and planning to serve in a contractor (prime, sub or construction manager) capacity and major industry associations such as AGC, CMA, and AIA. Suppliers and other interested parties may submit comments and may be part of a construction team; however, the option for individual discussion slots will not be made available to them. These discussions are planned to be with each offeror team individually, however the government reserves the right to conduct discussions in groups if necessary based on the number of offerors involved. Comments may be in a format as chosen by each offeror, but must include the offeror's name, point of contact, planned role on the project, socio-economic status, projected bonding capacity and whether or not a discussion session is requested. In preparing the formal solicitation, the government makes no commitment to retain any of the elements/provisions of this draft solicitation and may include different elements/provisions in the formal solicitation.

You must be registered with the Central Contractor Registration Database (CCR) to receive a government contract award. You may register with the CCR at <http://www.ccr.gov/>.

All offerors are encouraged to visit the Baltimore District's public web site,

CURRENT ACQUISITION OPPORTUNITIES

(<http://www.nab.usace.army.mil/ebs.htm>) or the Federal Business Opportunities web page (<http://www.fedbizopps.gov/>) (USE THE BALTIMORE DISTRICT ACRONYM - W912DR - IN THE SEARCH FEATURE) to view other Baltimore District business opportunities. It is imperative that all Small Disadvantaged businesses contact their cognizant Small Business Administration Office to obtain Small Disadvantaged Business Certification. Without SBA SDB certification, a prime contractor nor a federal agency can receive SDB credit when utilizing non-certified SDB contractors/subcontractors.

NO APPOINTMENT OR TELEPHONE CALL WILL BE ACCEPTED